

15 HASLEMERE AVE



BEDROOMS

4



BATHROOMS

3



PARKING

6



Welcome to 15 Haslemere Avenue, a beautifully maintained four-bedroom, three-bathroom residence perfectly situated in the heart of the highly sought-after, family-friendly Morgan's Grant community. This detached home effortlessly combines comfort, style and functionality—ideal for today's modern family lifestyle.

Step inside to discover an inviting open-concept living and dining area, designed to accommodate both lively entertaining and relaxed everyday living. The spacious kitchen features abundant cabinetry and generous counter space, flowing seamlessly into a cozy family room anchored by a warm fireplace—your perfect retreat after a busy day. A versatile loft space upstairs offers endless possibilities as a home office, creative studio or quiet reading nook, easily tailored to your family's needs.

Upstairs, three bright and spacious bedrooms provide ample room for rest and privacy, highlighted by a serene primary suite complete with a large walk-in closet and a luxurious four-piece ensuite bathroom. With three bathrooms throughout, busy mornings and guest visits are effortlessly managed. The fully finished basement significantly expands your living space, featuring a flexible bedroom ideal as a guest room, home office or playroom, alongside a generous recreation area perfect for movie nights.

Step outside into your private backyard oasis, where a sparkling inground pool and soothing hot tub create an inviting space for summer fun and tranquil evenings. The spacious back patio offers plenty of room for outdoor dining, entertaining or simply soaking up the sun in a peaceful setting.

Nestled on a quiet, tree-lined street, 15 Haslemere Avenue is just moments from top-rated schools, scenic parks, walking trails and convenient shopping and dining options. This exceptional home embodies the very best of Morgan's Grant living—where space, comfort and community come together to welcome you home.



DIMENSIONS

living room	13'7" x 13'3"
dining room	13'7" x 7'10"
kitchen	17'11" x 16'6"
powder room	6'4" x 2'11"
family room	14'6" x 14'2"
loft den	17'5" x 11'11"
primary bedroom	16'6" x 12'8"
4pc ensuite	8'5" x 8'
walk-in closet	7'4" x 5'11"
bedroom	9'11" x 9'11"
bedroom	15'6" x 10'2"
4pc bathroom	10'1" x 4'11"
recreation room	19'8" x 13'5"
bedroom	9'11" x 9'5"
laundry/storage	23'2" x 19'8"

PROPERTY TAXES

\$ 5,054.30 - 2024

+ INCLUSIONS

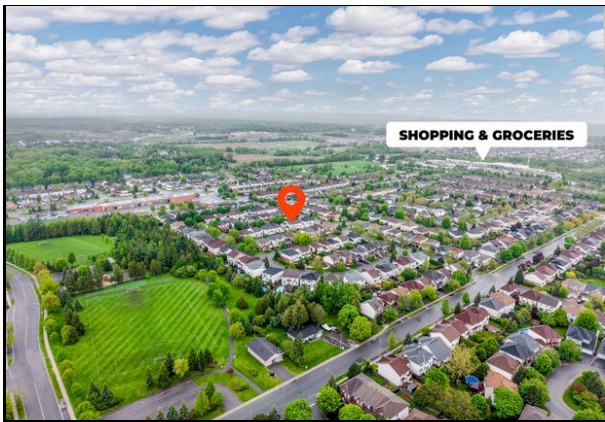
fridge, stove, dishwasher, microwave, window coverings, pool cover, washer, dryer

- EXCLUSIONS

none

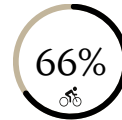
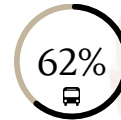
RENTAL EQUIPMENT

none



THE AREA

Morgan's Grant



Morgan's Grant is one of Kanata's newest suburban communities, located west of Ottawa's downtown core. This residential neighbourhood is comprised of detached family homes, semi-detached homes and townhouses, largely built between 1998 and 2008. Being only a stone's throw from the South March Conservation Area, this tranquil community provides all-season recreation for all ages, amateurs to pros, on local walking and bike paths, sports fields, play structures and splash pads, and golf courses.

Morgan's Grant is within the catchment area for multiple Ottawa school boards, making it a popular emerging family neighbourhood. With convenient proximity to Kanata's Centrum Shopping Centre, residents have retail, restaurants and everyday amenities at their fingertips.



SCHOOLS

- JACK DONOHUE P.S.
- L.É.P. GRANDE-OURSE
- SOUTH MARCH P.S.
- ST. ISIDORE E.S.
- ALL SAINTS CATHOLIC H.S.
- EARL OF MARCH S.S.
- A.Y. JACKSON S.S.



RESTAURANTS

- ALLÔ MON COCO
- ST. LOUIS BAR & GRILL
- PERSPECTIVES RESTAURANT
- THE BARLEY MOW KANATA
- HEART AND SOUL CAFE
- RANG DE RESTAURANT



ATTRACTIONS

- W.C. BOWES PARK
- RICHCRAFT RECREATION COMPLEX
- BEAVER POND TRAIL
- THE MARSHES GOLF CLUB